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DATE: July 25, 2001

TO: City of Aliso Viejo/File/Record/Applicant

FROM: Thomas Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application 01-0057 – Site Plan for model home complex within Tentative Tract 15715 (2nd Revised), Recorded Tract 15761.

Owner: Shea Homes, L.P.

Agent: Edwin Hsu, Culbertson, Adams and Associates

I. NATURE OF PROJECT:

The proposed project is a site development permit to establish a model home sales complex for the first sale of homes in Tentative Tract 15715 (2nd revised) and Tract 15761. The model complex is located at 27607 Oak View Drive in the City of Aliso Viejo, in Planning Area 11.4 of the Planned Community. The project consists of three (3) model homes, located on lots 18, 19, and 20, and a temporary sales office located within the home on lot 20. The project parking lot is located on lot 21 and provides a total of ten (10) off-street parking stalls, including one (1) handicapped stall and required turnaround area. The project also includes typical signage, landscaping, trap fencing, and a maximum of 10 pennant flags. The applicant intends to locate a temporary sales trailer in the vicinity of Lots 1-3 during model home construction. In addition, the complex includes a temporary restroom located within the parking lot area.

The project was forwarded to both the City of Aliso Viejo and the Aliso Viejo Advisory Planning Committee (AVPAC). Comments were received from both the City and AVPAC. The City's comments were exclusively related to the length of time the model home complex use permit is to remain active and have been addressed with application of Conditions of Approval. AVPAC's concerns are addressed with Conditions of Approval with the exception of an architectural comment. Architectural review is not typically a part of a site development permit for a model home complex. The request from AVPAC is to architecturally enhance the rear elevations of the units that back up to Oak View Drive with decks. It should be noted that all three plan types have deck options available to the buyers.

II. REFERENCE: (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Aliso Viejo Planned Community Program Text. This permit may only be executed with concurrence approval from the City of Aliso Viejo staff.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been reviewed and has been found to be consistent with the Aliso Viejo Planned Community Text regulations and is recommended for Conditional Approval.

Thomas Mathews, Director, Planning and
Development Services Department

Date: _____

By: _____
Chad Brown, Chief
Site Planning and Consistency
Section

City of Aliso Viejo Concurrence and Approval:

Date: _____

By: _____
John Whitman
City Engineer, City of Aliso Viejo

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

